

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION  
DEPARTMENT OF METROPOLITAN DEVELOPMENT

**HEARING RESULTS**

Wednesday, February 3, 2016

5:30 P.M.

2<sup>nd</sup> Floor, Public Assembly Room, City-County Building  
200 E. Washington St., Indianapolis, Indiana

**BUSINESS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

- December 5, 2012 Regular Meeting Minutes
- December 3, 2014 Regular Meeting Minutes
- January 7, 2015 Regular Meeting Minutes
- January 6, 2016 Regular Meeting Minutes

**APPROVED**

**III. OLD BUSINESS – NO PUBLIC HEARING**

None

**IV. NEW BUSINESS**

None

**PUBLIC HEARING**

**V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS**

**2015-COA-436 (HMP) (CONTINUE TO MARCH 2, 2016)**

Page 5

**2015-VHP-043**

**1624 N. ALABAMA STREET**

**CONTINUED TO MARCH 2, 2016**

**MARTIN, JEROD & GREGORY RANDOLPH**

Construct 2nd floor on garage and renovate structure.

Construct connector between house and garage.

Variance of Use of the D8 Zoning Ordinance to allow a living unit in an accessory structure.

Variance of Development Standards to allow an accessory structure to exceed the maximum dimensions of 24x30 ft.

**2015-COA-605 (SJ)**

**(CONTINUE TO MARCH 2, 2016)**

Page 7

**2015-VHP-056**

**319 E. 16<sup>TH</sup> STREET**

**CONTINUED TO MARCH 2, 2016**

**2015-ZON-104**

**16 NEW JERSEY LLC C/O MICHAEL EATON**

Preliminary Review to allow construction of a 30 residential unit building with commercial space and interior parking; Rezone site from C4 to C3C; Variance of Development Standards to allow less landscape than required,

no street frontage access on 16th Street, Less front yard setback, less transitional yard than required to the east and south sides of the property, taller building than allowed 35 ft max.

**2015-COA-627 (CH)**  
**2015-VHP-059**

**(CONTINUE TO MARCH 2, 2016)**  
**941 STILLWELL STREET**  
**URSULA DAVID**

Construct single family home and 2 car garage.  
Variance of Development Standards to allow construction in required clear sight triangle.

**CONTINUED TO MARCH 2, 2016**

Page 9

**2015-COA-636 (SJ)**  
**2015-VHP-060**  
**2015-ZON-112**

**(CONTINUE TO MARCH 2, 2016)**  
**1102 N. ALABAMA STREET**  
**(Includes 1104, 1108 & 1118 N. ALABAMA STREET)**  
**NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC.**

Preliminary review for proposed mixed use development at 1102-08 N. Alabama Street and for rezoning and variances; and for a variance at 1118 N Alabama Street (approx.)  
1102, 1104 and 1108 N. Alabama St:  
Rezone from D8 to CBD 2;  
Variance of Development Standards to reduce/increase side yard setback to 8 feet on the west and north when side yard setback in CBD 2 are required to either zero or 10 feet;  
Reduce required on-site parking to 19 spaces when 39 spaces are required.  
1118 N. Alabama street (approx.)  
Variance of Use of the C4 zoning ordinance to allow a portion of the existing parking lot at the approximate address of 1118 N. Alabama Street (State Owned Property) to be used for residential parking for the CBD 2 uses located at 1102-08 N. Alabama Street (residential parking not permitted in C4).

**CONTINUED TO MARCH 2, 2016**

Page 11

**2016-COA-002 (HMP)**

**(CONTINUE TO MARCH 2, 2016)**  
**1960 CENTRAL AVENUE**  
**PATRICK STROUP**

Construct single family house and detached 3-car garage.

**CONTINUED TO MARCH 2, 2016**

Page 13

#### **VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)**

**2015-COA-634 (CH)**

**967 DORMAN STREET**  
**MARK DEMERLY**

Construct a new 2-story single family residence and detached garage.

**APPROVED**

Page 15

#### **VII. APPLICATIONS TO BE HEARD - CONTINUED**

**2014-COA-500 (FP)**  
**AMENDED**

**426 S. PARK AVENUE**  
**TADD MILLER, MILHAUS OFFICE LLC**

Amend plans previously approved in 2014-COA-500 to a single family residence with attached garage.

**APPROVED**

Page 23

**2015-COA-423 (HMP)**  
**AMENDED**

**1648 N. NEW JERSEY**  
**URSULA DAVID**

Revise approved plans to include exposed stovepipe chimney.

Page 43

**APPROVED**

**2015-COA-557(CAMA)**

**505 E. 9<sup>th</sup> STREET**  
**NATE COOPER**

Installing a new utility pole to service a BlueIndy location.

Page 53

**DENIED**

**2015-COA-571(CAMA)**

**410 E. MICHIGAN STREET**  
**NATE COOPER**

Installing an enrollment kiosk to service a BlueIndy location.

Page 53

**DENIED**

#### **VIII. APPLICATIONS TO BE HEARD – NEW**

**2015-COA-632 (MCD)**

**17 W. MARKET STREET**  
**AMY KOTZBAUER**

Install an entrance canopy with signage and two signs at the NW corner of the building and alteration of one entrance door to include a revolving door element.

Page 71

**CONTINUED TO MARCH 2, 2016**

#### **IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL**

**2015-COA-624 (HMP)**

**1620 CENTRAL AVENUE**

**2015-VHP-058**

**L D 305 ASSOCIATES LP**

Variance of Use to allow residential use in C4.

Variance of Development Standards to allow sign in front yard setback.

Retain ground sign in front yard.

Page 83

**APPROVED COA  
AND VHP**

#### **X. PRELIMINARY REVIEW**

None

#### **XI. CLOSING BUSINESS**

None

#### **XII. ADJOURNMENT**